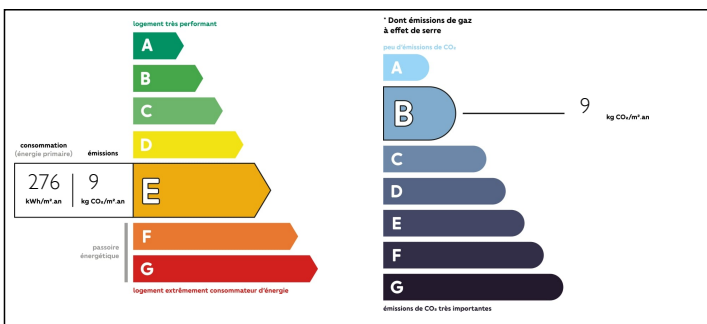


4 bed village house, ideal for B&B or multi-generational living

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Verrue
Department:	Vienne
Bed:	4
Bath:	4
Floor:	150 m2
Plot Size:	5058 m2

IN BRIEF

This cosy but spacious country cottage boasts 4 bedrooms, 4 bathrooms, 2 living rooms and a dining room, plus garage, workshop, utility room, old bread oven, huge games room, large garden with undercover parking, terrace, and room for a pool. The house itself has two staircases, one leading to 3 bedrooms, one ensuite and a separate shower room with WC, the other to a master suite: sitting room, bedroom, ensuite shower room and dressing room. There is also a fourth bathroom on the ground floor. The house is 8km from Monts-sur-Guesnes with boulangerie, primary school, medical centre, pharmacy, bar/restaurant and convenience store, and only 10km from Mirebeau, 15km from Lençloître and 19km from Loudun. These places offer larger supermarkets, swimming pools, a hospital, vets and markets. Poitiers and its airport is 40km away and you are 22km from Richelieu and its historic park. The tourist destinations of Futuroscope, the Doué la...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 447 EUR

NOTES

DESCRIPTION

Descriptions

This property, which would make a wonderful B&B or simply a spacious family home or holiday home, is arranged as follows:

Ground Floor:

The front door opens onto the entrance hall (7m²) with tiled floor where you will find the first staircase (with under-stairs storage) and doors to the left and right. To the left is a sitting room (16m²) with wooden floor, large window to the front and a wide brick and beam fireplace with wood-burning stove. To the right you enter the dining room (17m²) with tiled floor, white painted beams, patio doors to the front, a built-in corner cupboard, open fireplace and a shallow shelf running all around the room at picture rail height. Beyond the dining room is the country-style kitchen (28m²) with tiled floor, exposed beams, some exposed stonework, fitted units, range-style cooker, and a wood-burning stove. There are windows and a glazed door to the front, and also a door to the area containing the second staircase. This area (11m²) is currently used as an office / storage area, and another door opens to the ground floor bathroom (4m²) with bath, washbasin and toilet.

First floor (part accessed by main staircase):

At the top of the stairs a landing gives access to 3 bedrooms, all with windows to the front. This whole level has wooden floors. The first bedroom (12m²) has an ensuite (4m²) with shower, toilet and washbasin. The other 2 bedrooms (both 10m²) share a separate shower room...